

PLANNING COMMISSION MINUTES

November 15, 2011

7:00 p.m.

Present: Vice Chairman Dave Badham, Sean Monson, Von Hill, Newly appointed David Patton, City Council Representative Beth Holbrook, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: Chairman Tom Smith, City Attorney Russell Mahan, and Michael Allen.

Vice Chairman Dave Badham welcomed all those present and introduced David Patton, newly appointed to the Planning Commission.

Sean Monson made a motion to approve the minutes for October 25, 2011 as written. Von Hill seconded the motion and voting was unanimous in favor.

1. Consider approval of Joe & Bette Eggett Subdivision Phase 5 amended.

Von Hill recused himself from this item. Michael Eggett, representing the applicant, was present. Paul Rowland explained that this one lot subdivision was granted final approval by the City Council earlier this year. Subsequent to the approval and recording of the plat, the lot was appraised and was deemed insufficient to justify the agreed sales price. The applicants have requested that the plat be amended to increase the lot size by 6,311 sq ft so as to increase the value for selling and financing purposes. There is no need to vacate the original plat because the County Recorder does not require it when all of the original parties will be signing the amended plat.

Staff recommends approval of the Joe and Bette Eggett Subdivision Phase 5 Amended plat with the following conditions:

1. Payment of all fees.
2. Submit a current title report.
3. Correct any redlines.

Beth Holbrook made a motion to recommend to the City Council approval of the Joe & Bette Eggett Subdivision Phase 5 amended plat subject to the conditions outlined by Staff. Sean Monson seconded the motion and voting was unanimous in favor.

Von Hill returned to the table. Beth Holbrook excused herself from the meeting.

2. Consider a lot line adjustment for Bountiful Hollow Subdivision located at 3387 S. 200 W., Brighton Homes, applicants.

Nate Pugsley, representing the applicant, was present. Aric Jensen explained that Brighton Homes is requesting a boundary adjustment between the property proposed for the Bountiful

Hollow Subdivision and a parcel owned by Davis County and a parcel owned by Mr. Jefferson Jarvis. The purpose of the boundary adjustments is to avoid existing site improvements in the area. On the south it is to avoid the Davis County flood control debris basin, on the north it is to avoid existing power and telecommunication equipment located along 200 West and to avoid removal of trees along the property line of Mr. Jarvis.

All three parties are in agreement to the transaction, the boundary adjustment will not create any new parcels or lots, and none of the amended parcels will be in violation of the Bountiful Land Use Ordinance. The proposal meets the minimum requirements of 19-9a-608(5) of the Utah Code and should be approved.

Staff recommends approval of the proposed boundary adjustments with the finding that they meet the provisions of 10-9a-608(5) of the Utah Code.

Sean Monson made a motion to approve the lot line/boundary adjustment as presented. Dave Badham seconded the motion and voting was unanimous in favor.

3. Consider final subdivision plat approval for Bountiful Hollow Subdivision located at 3387 S. 200 W., Brighton Homes, applicants.

Nate Pugsley, applicant, was present. Paul Rowland explained that he has met with the developers several times to adjust all the concerns with this subdivision. The results have created a better subdivision than the original proposal. The applicants have completed drafting the final subdivision plat and are now requesting final approval for the Bountiful Hollow Subdivision. This subdivision was granted preliminary approval on August 9, 2011 by the City Council with several conditions, all of which have been completed.

Mr. Rowland explained that one situation arose which has resulted in a very slight change to the stem portion of the 3375 South cul-de-sac. A large power pole and a bunch of associated underground equipment required moving the road a few feet to the south. That slight change does provide the advantage of allowing the sidewalk to remain in its regular position, with a six ft. wide park strip. Moving the road also resulted in a small remainder strip of land which is being deeded to Mr. Jarvis on the north.

One of the conditions of preliminary approval was the resolution of storm water drainage and retention issues. The Developer and Davis County have reached an agreement wherein the Developer makes improvements to the County's drain system west of the site, and the County agrees to take all of the runoff water from the subdivision without requiring on-site detention. Those improvements have already been completed and a portion of the drain system has been installed.

The following is the list of conditions from the preliminary approval with the resolution and/or status of each condition shown in red type.

1. Enter into a boundary line agreement with Davis County and affect the necessary deeds to resolve the property overlap problems along the south property line and

then adjust the subdivision boundary accordingly. **Approved by the Davis County Commission at their meeting on Oct. 18, 2011**

2. Revise 3350 South to show as a 54ft wide street. **Revised on the current final plat and construction drawings**
3. Find a new name for the subdivision that has not already been used in Davis County. **Name changed from Hidden Hollow to Bountiful Hollow Subdivision.**
4. Provide a detention and storm drain system to handle the runoff water from the site. **Agreement made with Davis County Flood Control to do off-site improvements on the County's Hooper Draw drainage system. Final Davis County Flood Control permit issued Oct 18, 2011.**
5. Make all other red line corrections. **Pending.**

Staff recommends that the Planning Commission send a positive recommendation to the City Council for final approval of the Bountiful Hollow Subdivision with the following condition:

1. Pay all necessary fees.
2. Make any redline corrections.
3. Effectuate the lot-line/boundary adjustment with the Jarvis property to the north.

There was a brief discussion regarding the removal of two survey monuments which are not necessary.

Von Hill made a motion to recommend to the City Council final subdivision plat approval for Bountiful Hollow Subdivision subject to the conditions outlined by Staff. Sean Monson seconded the motion and voting was unanimous in favor.

4. Planning Director's report and miscellaneous business.

Mr. Jensen mentioned that as of today there are no applications for a Planning meeting for December 6, 2011. If any applications come in before the deadline of November 22, 2011 an e-mail will be sent to all Planning Commission members.

Meeting adjourned at 7:27 p.m.